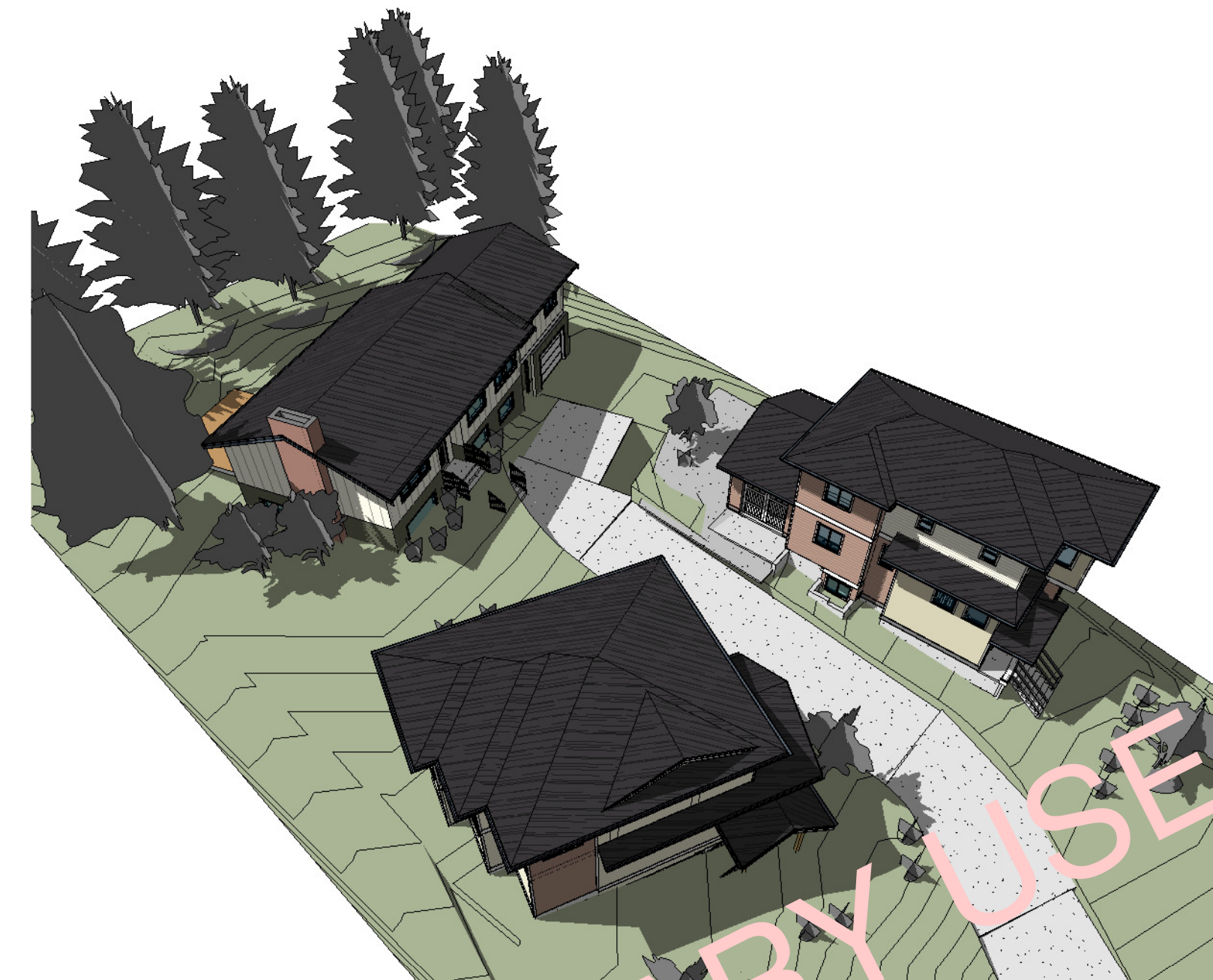


2 3D View 1



3 3D View 2

PROJECT DATA EXISTING HOUSE:

ZONING: Proposed R1-XS

SITE AREA: 7788 sf (723.5sm)

SITE COVERAGE: (max 40 %)
Proposed = 1724 sf = 22.1%

FLOOR AREAS:
may not exceed a floor area ratio of 0.50 = 3894 sf
OR a gross floor area of 180 sm (1937.5 sf) whichever is less

MAX GFA: 1937.5 sf

Proposed Floor Areas:

GAR	288 sf
MAIN	1052 sf
SCND	1052 sf
STE ADD	422 sf
TOTAL:	2814 sf = 0.36 FAR
	876.5 sf ***VARIANCE REQUESTED

SUITE PORTION:
422 sf = 16.7%

BUILDING HEIGHT: max permitted 8.0m (26.2')
FROM AV'G FIN GRADE 5.24m (17.2')

Setbacks:	REQUIRED	PROPOSED
Front:	6.0 m	5.91 m *Variance of .09 m REQUESTED
Side(north):	1.5 m	3.37 m
Side(south):	3.0 m	7.06 m
Rear:	7.5 m	6.40 m * Variance of 1.1 m REQUESTED
Lot frontage:	10 m	8.91 m *Variance of 1.11 m REQUESTED

PROJECT DATA LOT 2 :

ZONING: Proposed R1-XS

SITE AREA: 3258 sf (302.7 sm)

SITE COVERAGE: (max 40% lot coverage = 1303.2 sf)
proposed = 895 sf = 27.5%

FLOOR AREAS:
may not exceed a floor area ratio of 0.50 = (1629 sf)
OR a gross floor area of 180 sm (1937.5 sf) whichever is less

Max Floor Area Ratio = 0.5 = 1629 sf

Proposed FLOOR AREAS:

BSMT	622 sf
MAIN	622 sf
SCND	756 sf
TOTAL:	2000 sf

GAR 240 sf
Total w/ GAR 2240 sf 0.69 FAR *VARIANCE REQUESTED
611 sf *VARIANCEREQUESTED

BUILDING HEIGHT: max permitted 8.0m (26.2')
FROM AV'G FIN GRADE 7.12m (23.3')

Setbacks:	REQUIRED	PROPOSED
Front:	6.0 m	4.78 m for front porch posts *Variance of 1.22 m REQUESTED
Side(north):	1.5 m	1.5 m
Side(south):	3.0 m	3.19 m
Rear:	7.5 m	4.5 m * Variance of 3.0 m REQUESTED

PROJECT DATA LOT 3 :

ZONING: Proposed R1-XS, Central Saanich

SITE AREA: 3397 sf (315.6 sm)

SITE COVERAGE: (max 40% lot coverage = 1310.8 sf)
proposed = 1059 sf = 32.3%

FLOOR AREAS:
may not exceed a floor area ratio of 0.50 = (1638 sf)
OR a gross floor area of 180 sm (1937.5 sf) whichever is less

Max Floor Area Ratio = 0.5 = 1638 sf

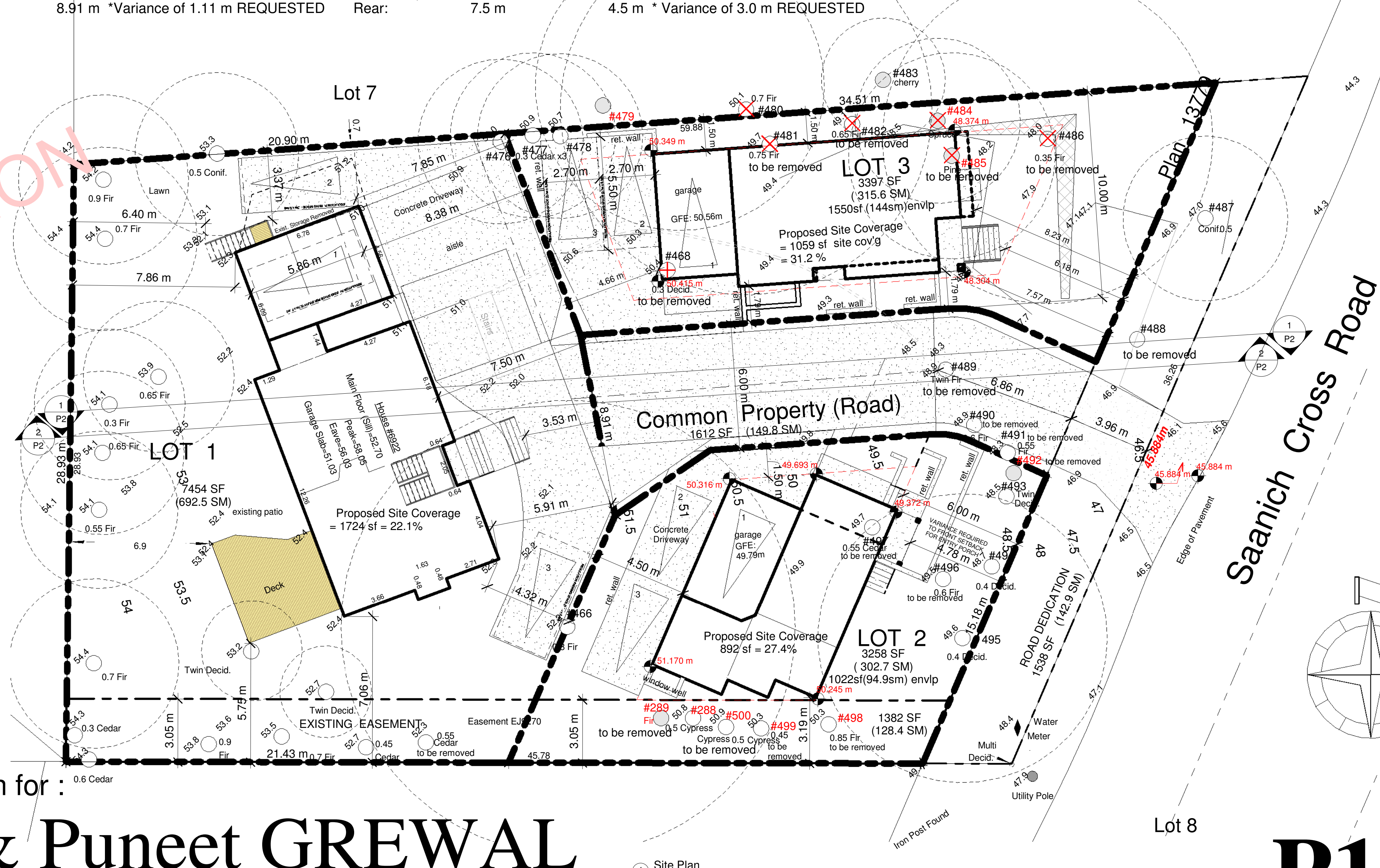
Proposed FLOOR AREAS:

BSMT	749 sf
MAIN	749 sf
SCND	746 sf
TOTAL:	2244 sf

GAR 240 sf
Total with GAR 2484 sf = 0.73 FAR ** VARIANCE REQUESTED
846 sf ** VARIANCE REQUESTED

BUILDING HEIGHT: max permitted 8.0m (26.2')
FROM AV'G NAT GRADE 7.48 m (24.5')

Setbacks:	REQUIRED	PROPOSED
Front:	6.0 m	6.18 m
Side(north):	1.5 m	1.5 m
Side(south):	3.0 m	1.79 m * Variance of 1.21 m REQUESTED
Rear:	7.5 m	4.66 m * Variance of 2.84 m REQUESTED



1 Site Plan
1 : 125

Each home to have a conduit installed from laundry/mech to attic to facilitate future solar capability via voltaic and/or hot water.

PRELIMINARY CONSTRUCTION NOT FOR CONSTRUCTION USE ONLY

LOT 1:
SITE AREA: 7788 sf (723.5sm)

Bldg footprint	1495 sf (exist house)
	236 sf (exist deck)
	= 1731 sf = 22% of lot
Driveway/parking	488 sf
	1641 sf
	= 1641 sf = 21.1% of lot

total hardscape percentage of lot = 43.1%

total softscape percentage of lot = 56.9%

LOT 2:
SITE AREA: 3258 sf (302.7 sm)

Bldg footprint	892 sf (exist house)
	= 892 sf = 27.4% of lot
Driveway/parking	488 sf
	= 488 sf = 15.0% of lot

total hardscape percentage of lot = 42.4%

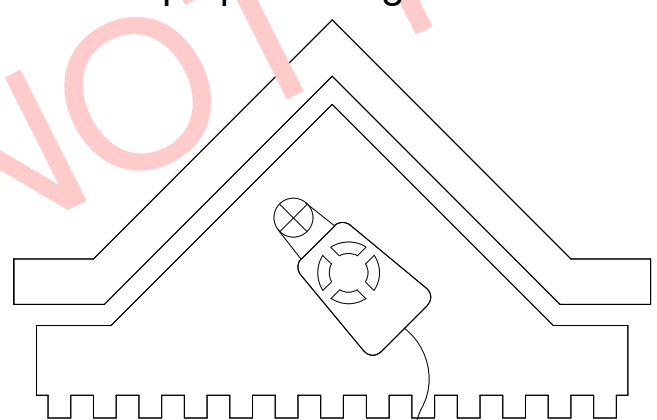
total softscape percentage of lot = 57.6%

LOT 3:
SITE AREA: 3397 sf (315.6 sm)

Bldg footprint	1059 sf (exist house)
	= 1059 sf = 31.2% of lot
Driveway/parking	603 sf
	= 603 sf = 17.8% of lot

total hardscape percentage of lot = 49%

total softscape percentage of lot = 51%



**McNEIL
BUILDING
DESIGNS
LIMITED**

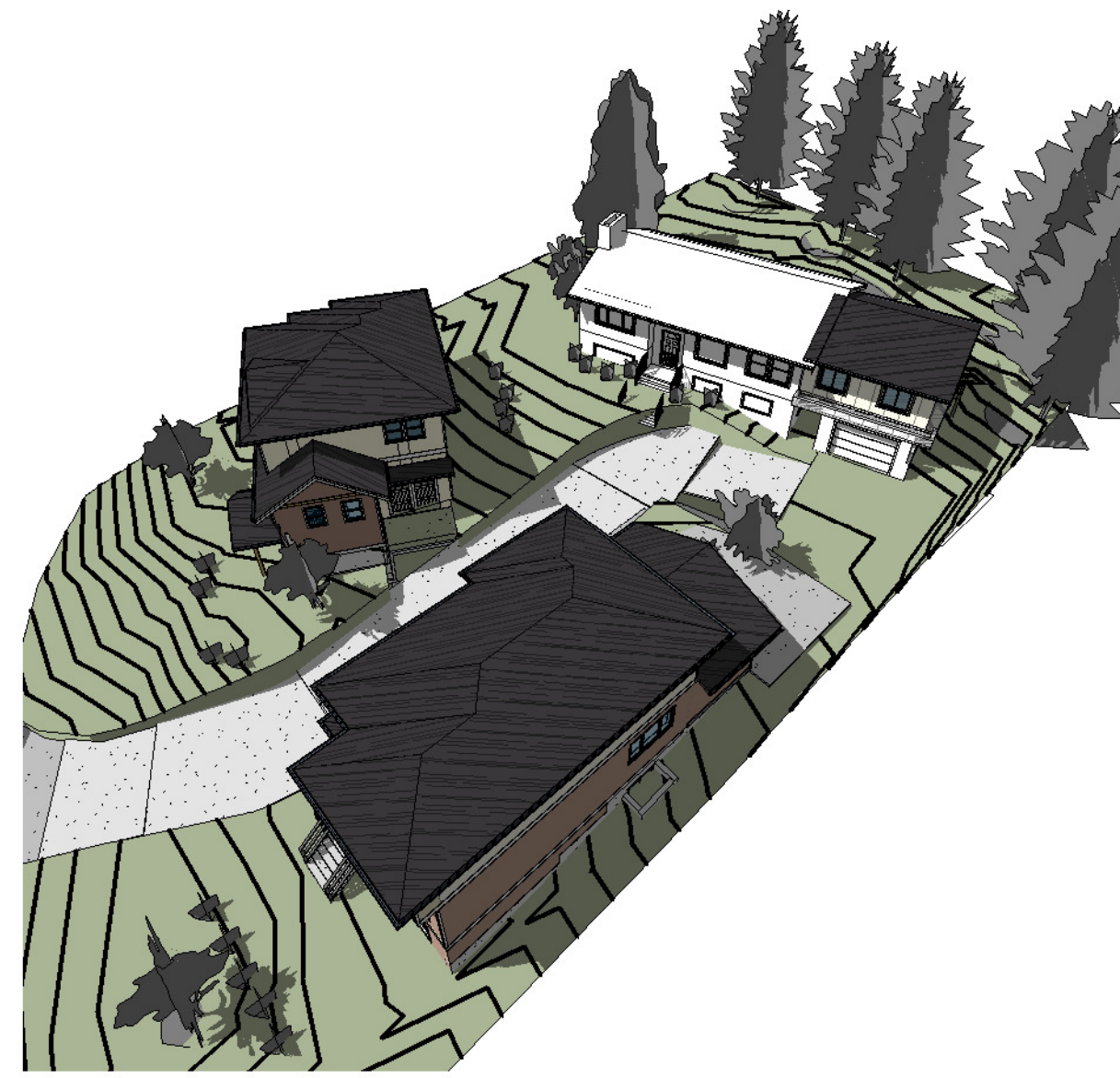
RON McNEIL, ASTTBC, BC, ASCT
1304 Lovers Lane,
Cobble Hill, BC V0R 1L6
Phone: 250.360.7307
info@mcneildesigns.bc.ca

Proposed 3 Lot Subdivision for :

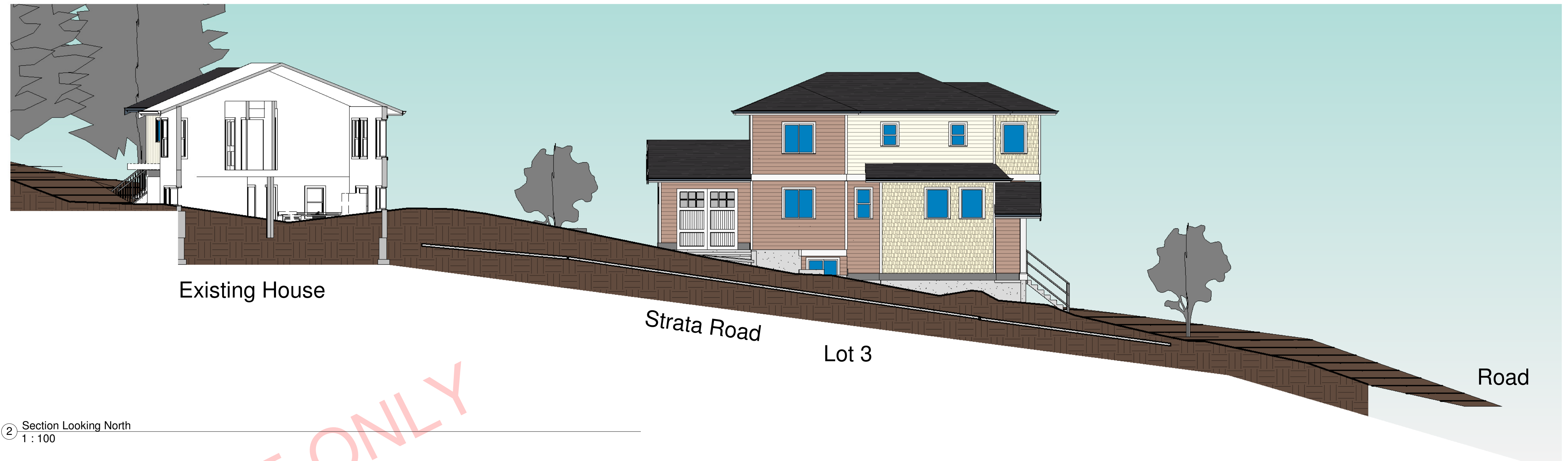
Sukhmeet & Puneet GREWAL
at: 6922 Saanich X Rd, Central Saanich, BC

Lot 8

P1

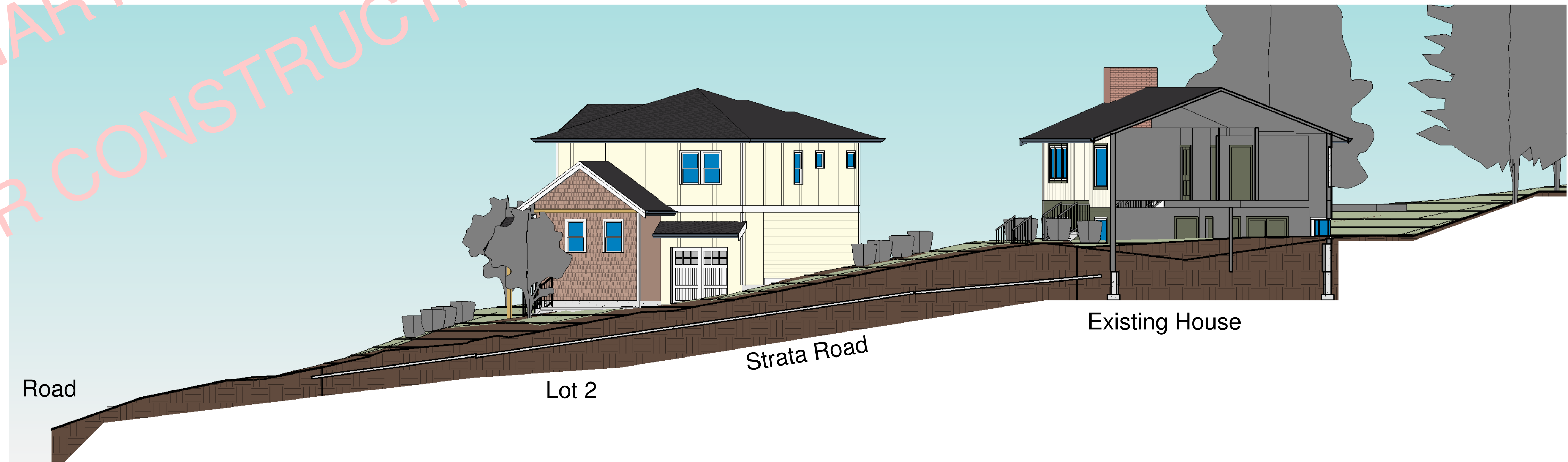


3 3D View 3



2 Section Looking North
1 : 100

PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION



1 Section Looking South
1 : 100

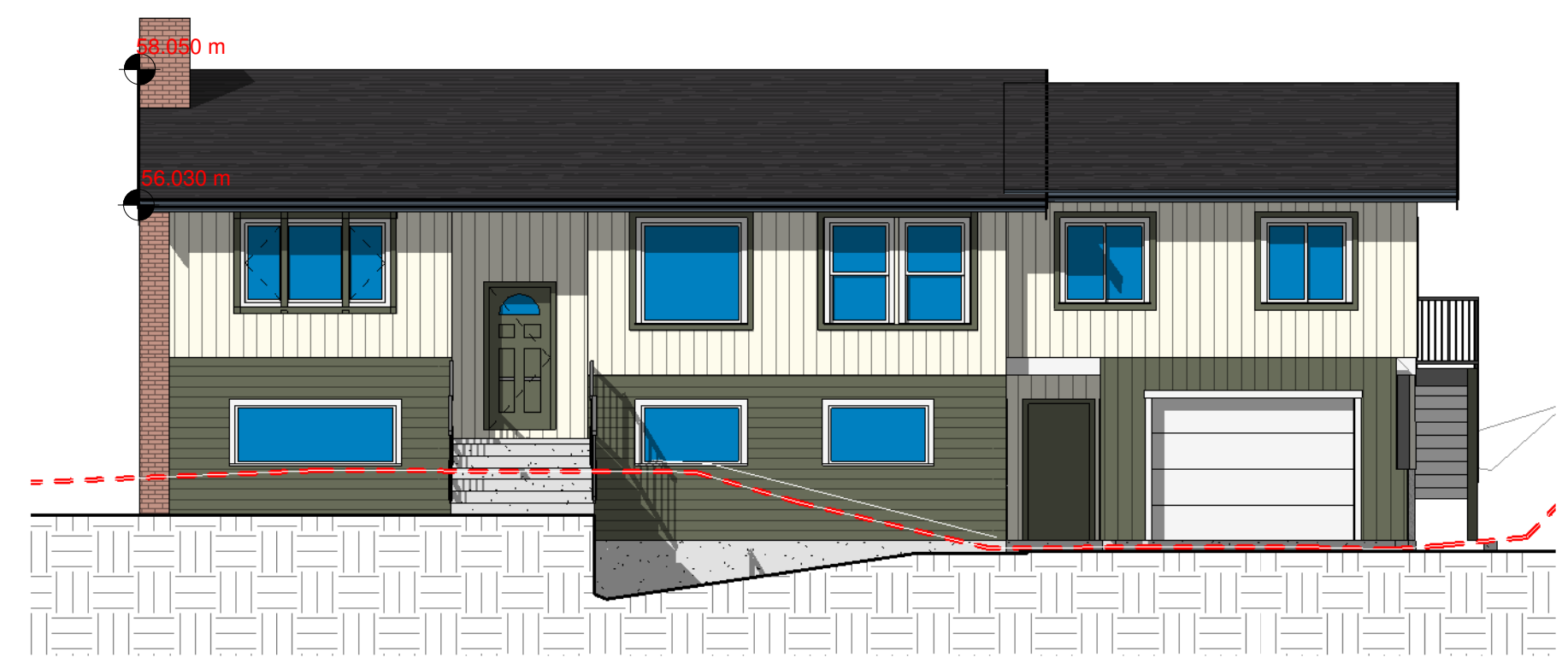


RON McNEIL, ASTTBC, BC, ASCT
1304 Lovers Lane,
Cobble Hill, BC V0R 1L6
Phone: 250.360.7307
info@meneildesigns.bc.ca

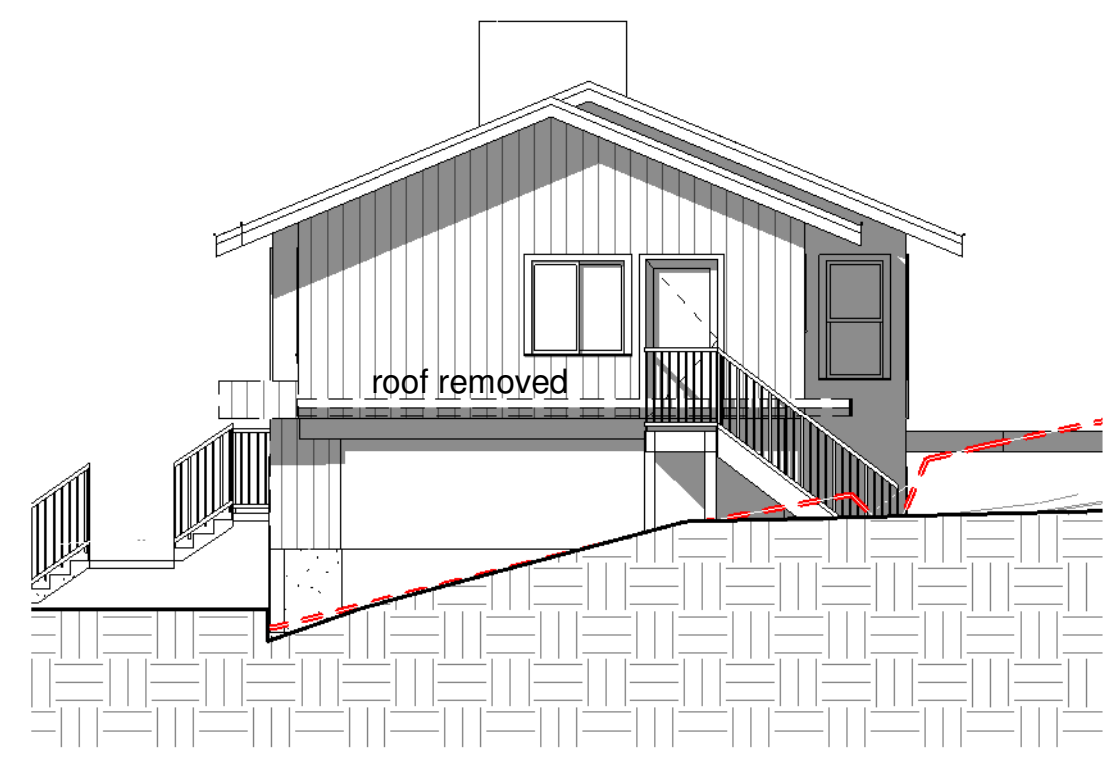
Proposed 3 Lot Subdivision for :

Sukhmeet & Puneet GREWAL
at: 6922 Saanich X Rd, Central Saanich, BC

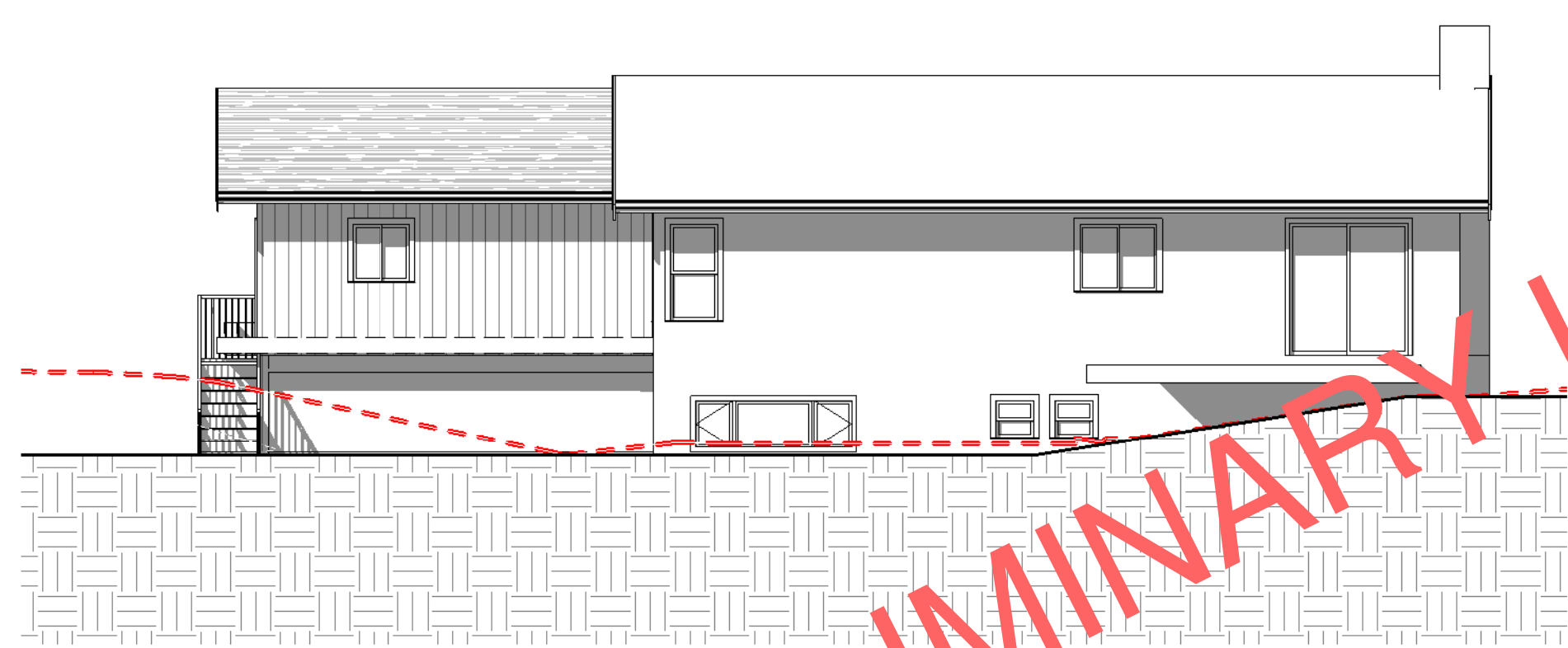
P2



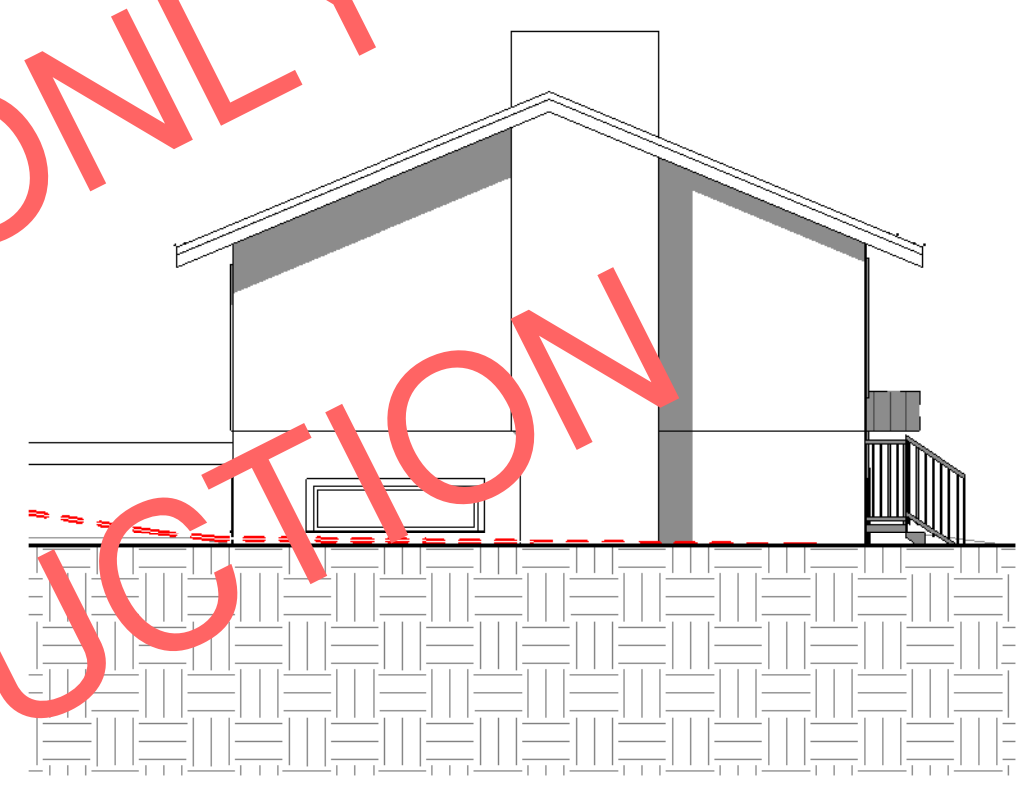
1 Front (north) Elevation
 1/8" = 1'-0"



2 Right (west) Elevation
 1/8" = 1'-0"

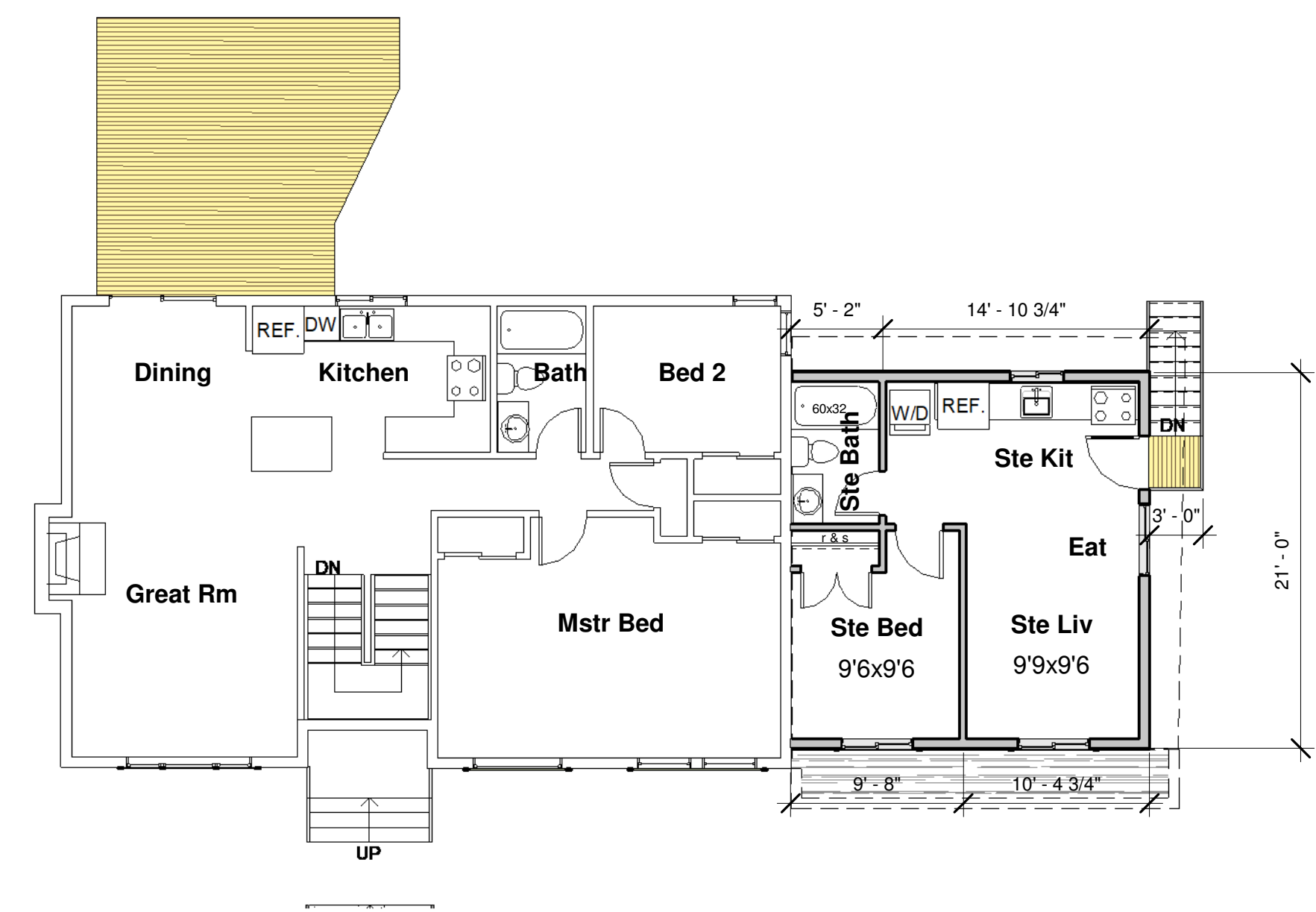


3 Rear (south) Elevation
 1/8" = 1'-0"



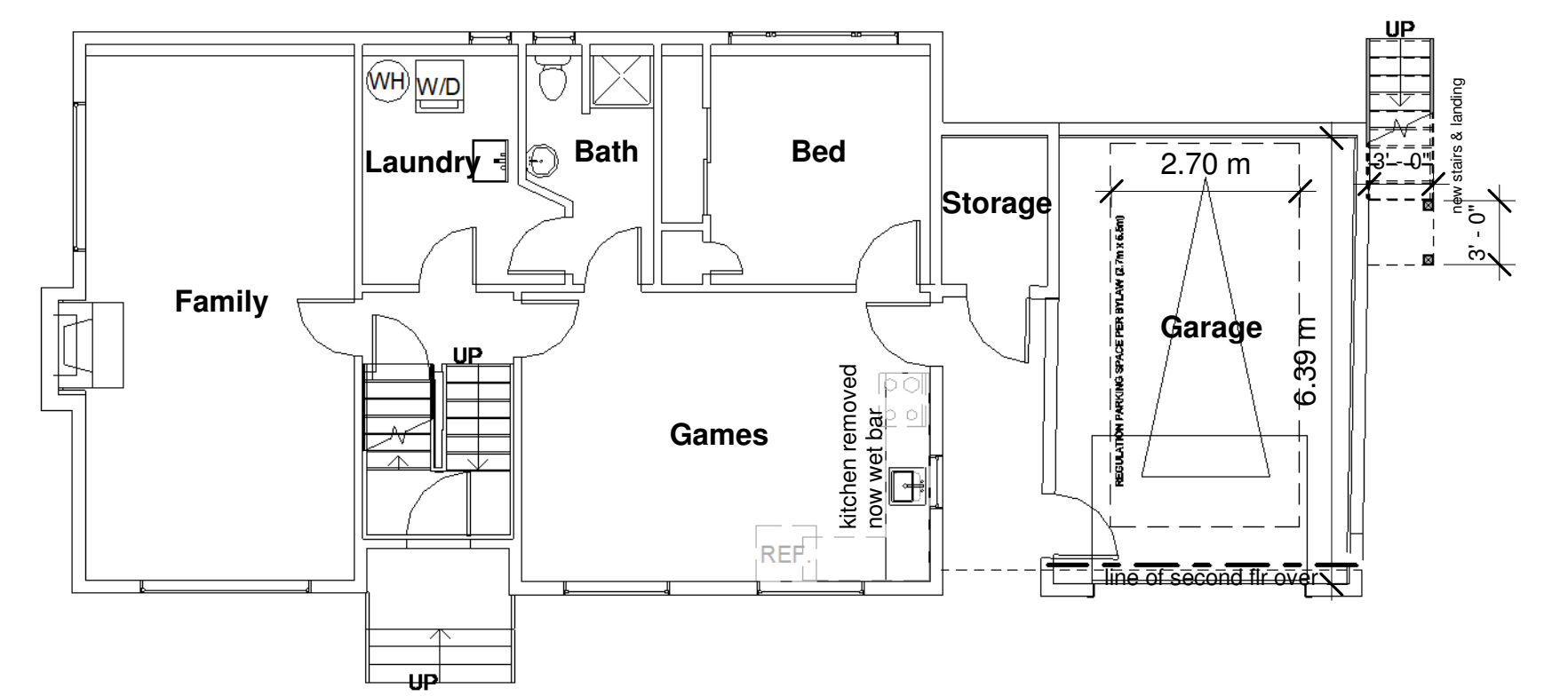
4 Left (east) Elevation
 1/8" = 1'-0"

PRELIMINARY USE ONLY
 NOT FOR CONSTRUCTION



6 Upper Floor
 1052 sf + 422 sf new addition
 1/8" = 1'-0"

Install a conduit from laundry/mech to attic to facilitate future solar capability via voltaic and/or hot water.



5 Lower Floor
 1052 sf + 288 sf garage
 1/8" = 1'-0"



RON McNEIL, ASTTBC, BC, ASCT
 1304 Lovers Lane,
 Cobble Hill, BC V0R 1L6
 Phone/Fax: 250.360.7307
 info@mneildesigns.bc.ca

EX002 Universal White	EX058 Rain Forest	EX011 A Drop of Brown
PRIMARY EXTERIOR COLOUR	ACCENT EXTERIOR COLOUR	WHITE TRIM COLOUR
TO MATCH EXISTING		

PROJECT DATA EXISTING HOUSE:

ZONING: Proposed R1-XS
 SITE AREA: 7788 (723.5sm)
 SITE COVERAGE: (max 30% = 2336 sf)
 Proposed = 1724 sf = 22.1%
 FLOOR AREAS:
 may not exceed a floor area ratio of 0.45 = 3505 sf
 OR a gross floor area of 3505sm (3767 sf) whichever is less
 Max floor area ratio of 0.45 = 3505 sf
 Proposed Floor Areas
 GAR 288 sf
 MAIN 1052 sf
 SCND 1052 sf
 STE ADD 422 sf
 TOTAL: 2814 sf = FAR 0.36
 SUITE PORTION:
 422 sf = 16.7%
 BUILDING HEIGHT: max permitted 9.0m (29.5')
 FROM AV'G FIN GRADE 5.24m (17.2')

Proposed 3 Lot Subdivision for :

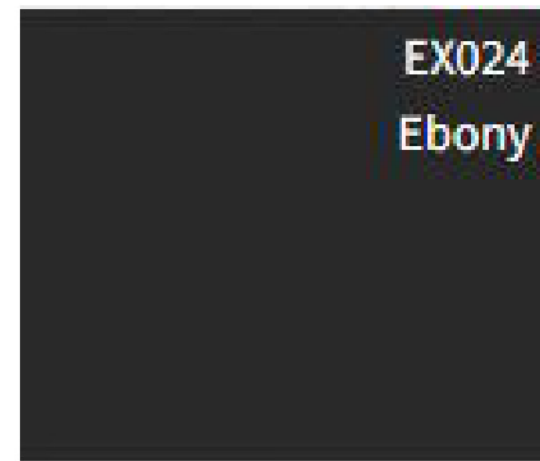
Sukhmeet & Puneet GREWAL

at: Lot 1, 6922 Saanich X Rd, Central Saanich, BC

P3



Dark Grey Roofing



Black Gutters etc...



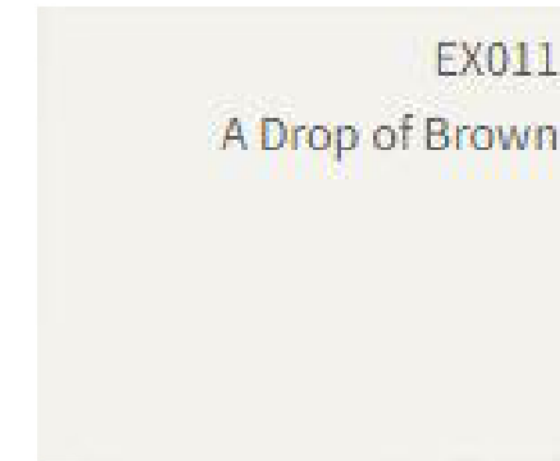
E - Hardieplank siding - Main Ext. Colour
Cloverdale Paint



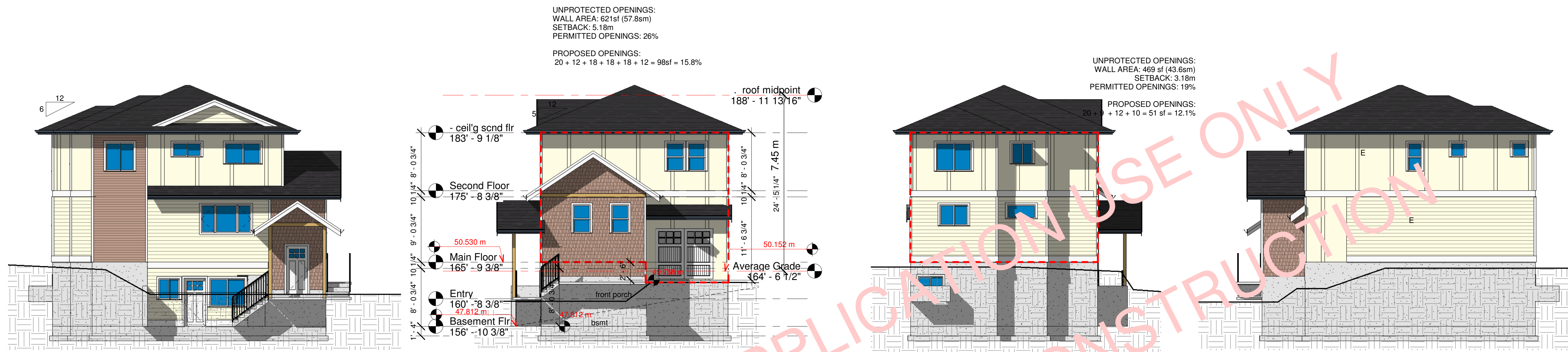
F - Shingle Colour - Accent Ext. Colour
Cloverdale Paint



G - K2 Stone - Rockford Limestone Veneer

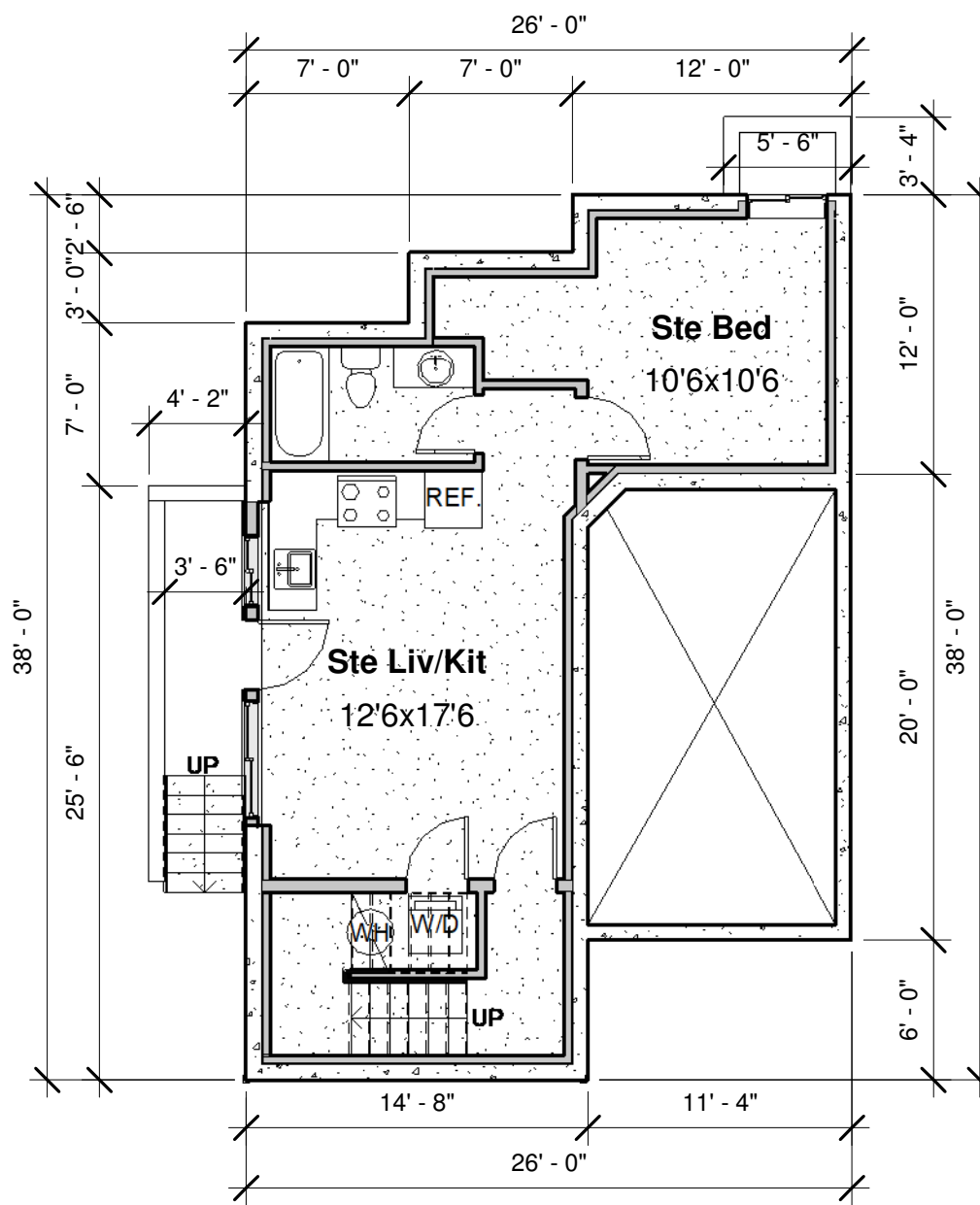


Trim Colour - White
Cloverdale Paint



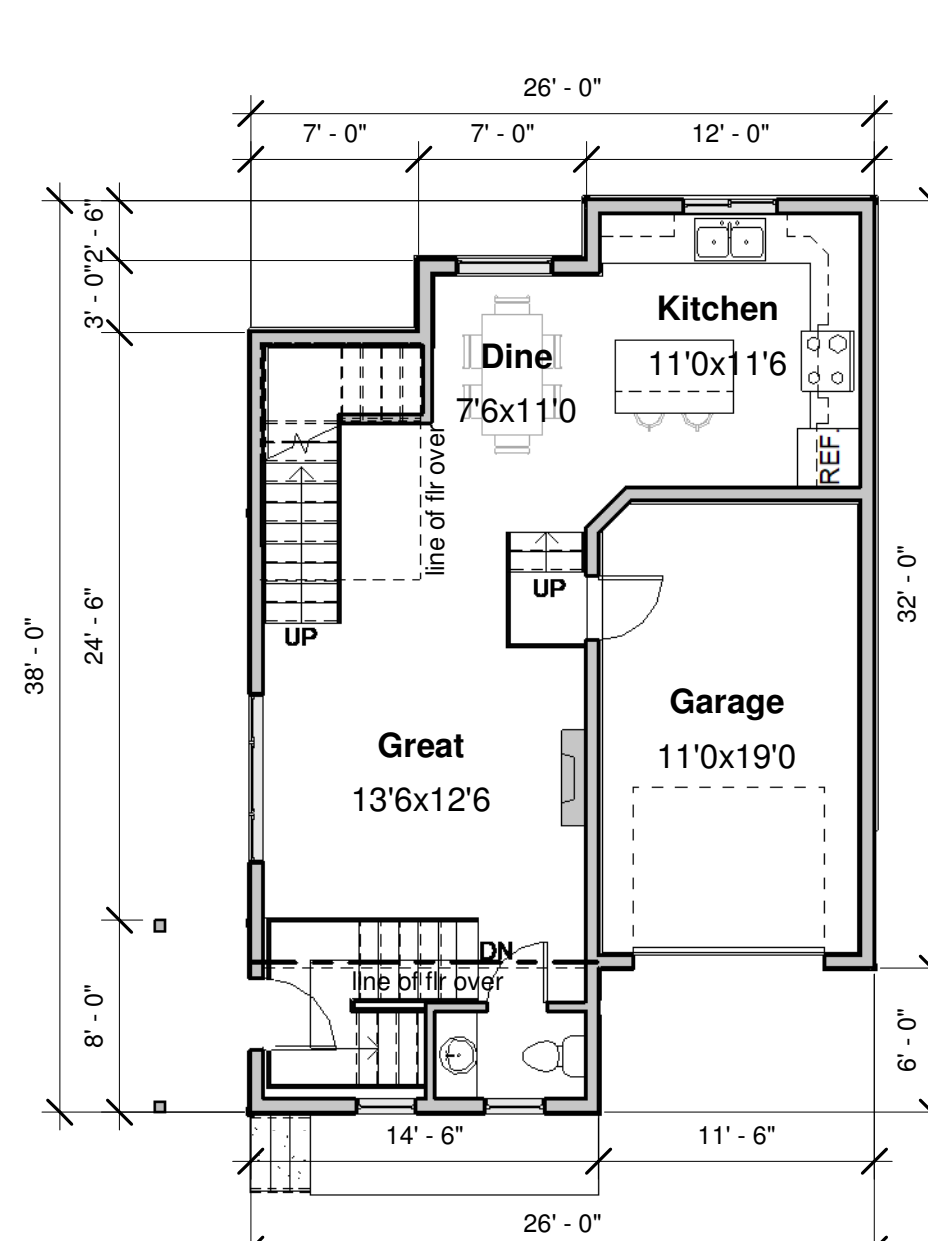
- A Fiberglass Laminated SHINGLES - dark grey
- B Aluminum GUTTER - in black
2x8 FASCIA Board
Vented Aluminum SOFFIT
- C 2x10 BARGE BOARD w/ 1x4 Shadow Line -
EX011 a drop of brown from Cloverdale
- D 2x8 TRANSITION BOARD w/ Drip Cap - EX011 a drop of brown
- E Horizontal HARDIEPLANK SIDING -
in EX002 Universal White from Cloverdale paint
- F HARDIESHINGLE SIDING (staggered edge) -
in EX004 Grindstone from Cloverdale paint
- G K2 STONE w/ 2" CONC CAP - Rockford Limestone Veneer
- H 1x4 Door & Window TRIM -
Cloverdale EX011 a drop of brown
- J 1x4 CORNER BOARD - Cloverdale EX011 a drop of brown
- K 2x10 BELLY BAND w/ Drip Cap
- L 6x6 Wood POST w/ 10x10
Decorative COLUMN with caps Finish
- M Metal RAILING w/ Tempered Glass (prefer powder black)

2 Left (east) Elevation
1/8" = 1'-0"



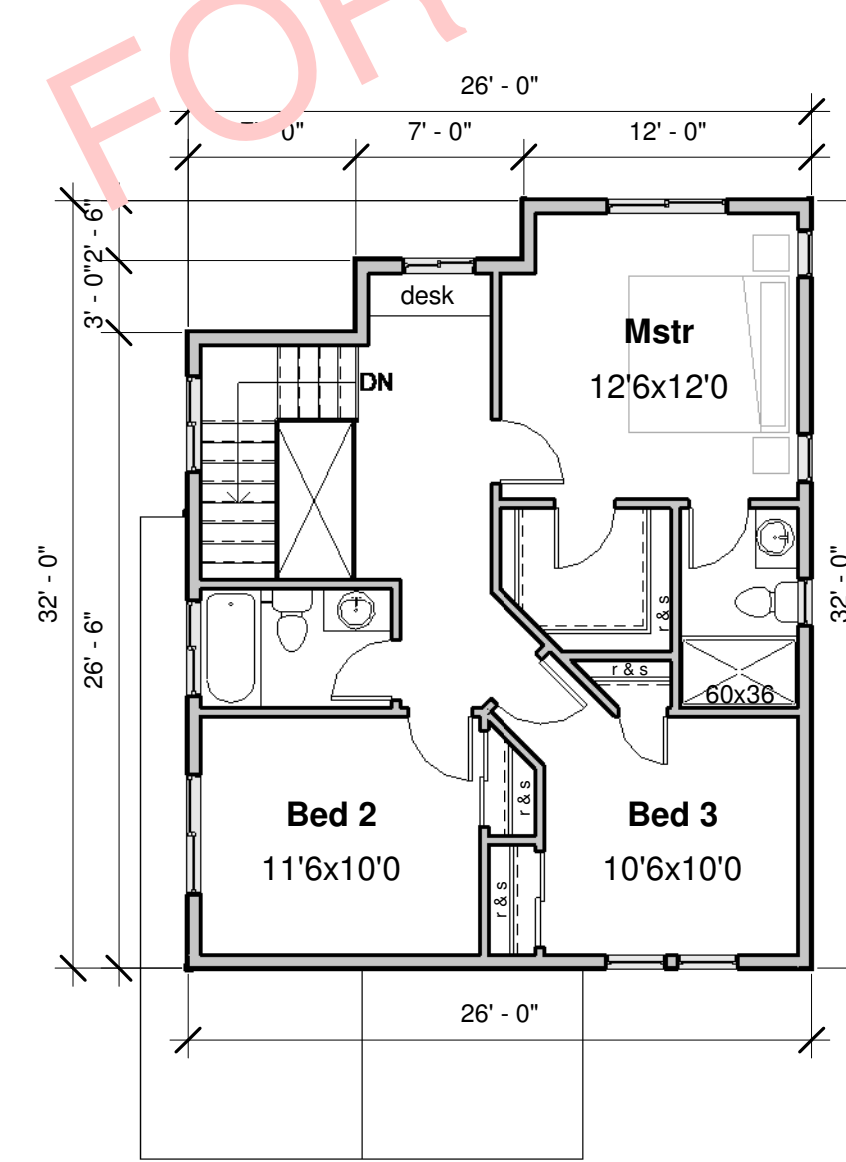
7 Basement Flr. 622 sf
1/8" = 1'-0" 8'0" ceiling ht
6'8" head ht

1 Front (north) Elevation
1/8" = 1'-0"



5 Main Floor. 622 sf + 240 sf GAR
1/8" = 1'-0" 9'0" ceiling ht
8'0" head ht

3 Rear (south) Elevation
1/8" = 1'-0"



6 Second Floor. 756 sf (exclud open)
1/8" = 1'-0" 8'0" ceiling ht
6'8" head ht

4 Right (west) Elevation
1/8" = 1'-0"

PROJECT DATA LOT 2 :

ZONING: Proposed R1-XS

SITE AREA: 3258 sf (302.7 sm)

SITE COVERAGE: (max 40% lot coverage = 1303.2 sf)
proposed = 895 sf = 27.5%

FLOOR AREAS:
may not exceed a floor area ratio of 0.50 = (1629 sf)
OR a gross floor area of 180 sm (1937.5 sf) whichever is less

Max Floor Area Ratio = 0.5 = 1629 sf

Proposed FLOOR AREAS:

BSMT	622 sf
MAIN	622 sf
SCND	756 sf
TOTAL:	2000 sf *** VARIANCE REQUESTED

GAR	240 sf
Total w/ GAR	2240 sf = FAR 0.69 *** VARIANCE REQ

BUILDING HEIGHT: max permitted 8.0m (26.2')
FROM AV'G FIN GRADE 7.12 m (23.3')

Install a conduit from laundry/mech to attic to facilitate
future solar capability via voltaic and/or hot water.

New dwelling will be required to meet
appropriate step code at time of building permit



RON McNEIL, ASTTBC, BC, ASCT
1304 Lovers Lane,
Cobble Hill, BC V0R 1L6
Phone: 250.360.7307
info@mcneildesigns.bc.ca

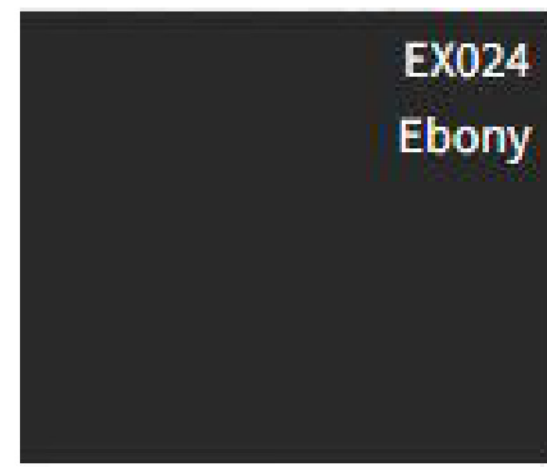
Proposed 3 Lot Subdivision for :

Sukhmeet & Puneet GREWAL
at: Lot 2, 6922 Saanich X Rd, Central Saanich, BC

P4



Dark Grey Roofing



Black Gutters etc...

EX024
Ebony



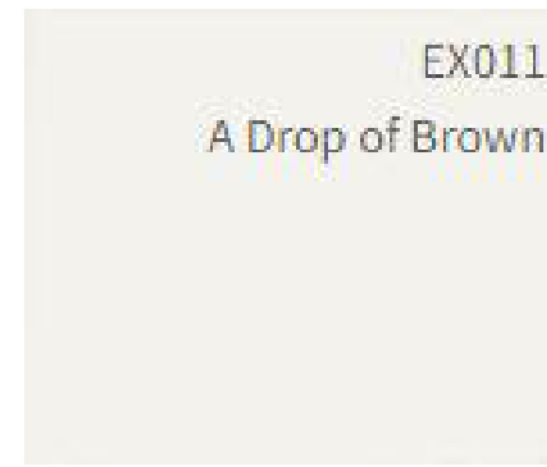
E - Hardieplank siding -
Bmst / Main Flr Ext. Colour
Cloverdale Paint



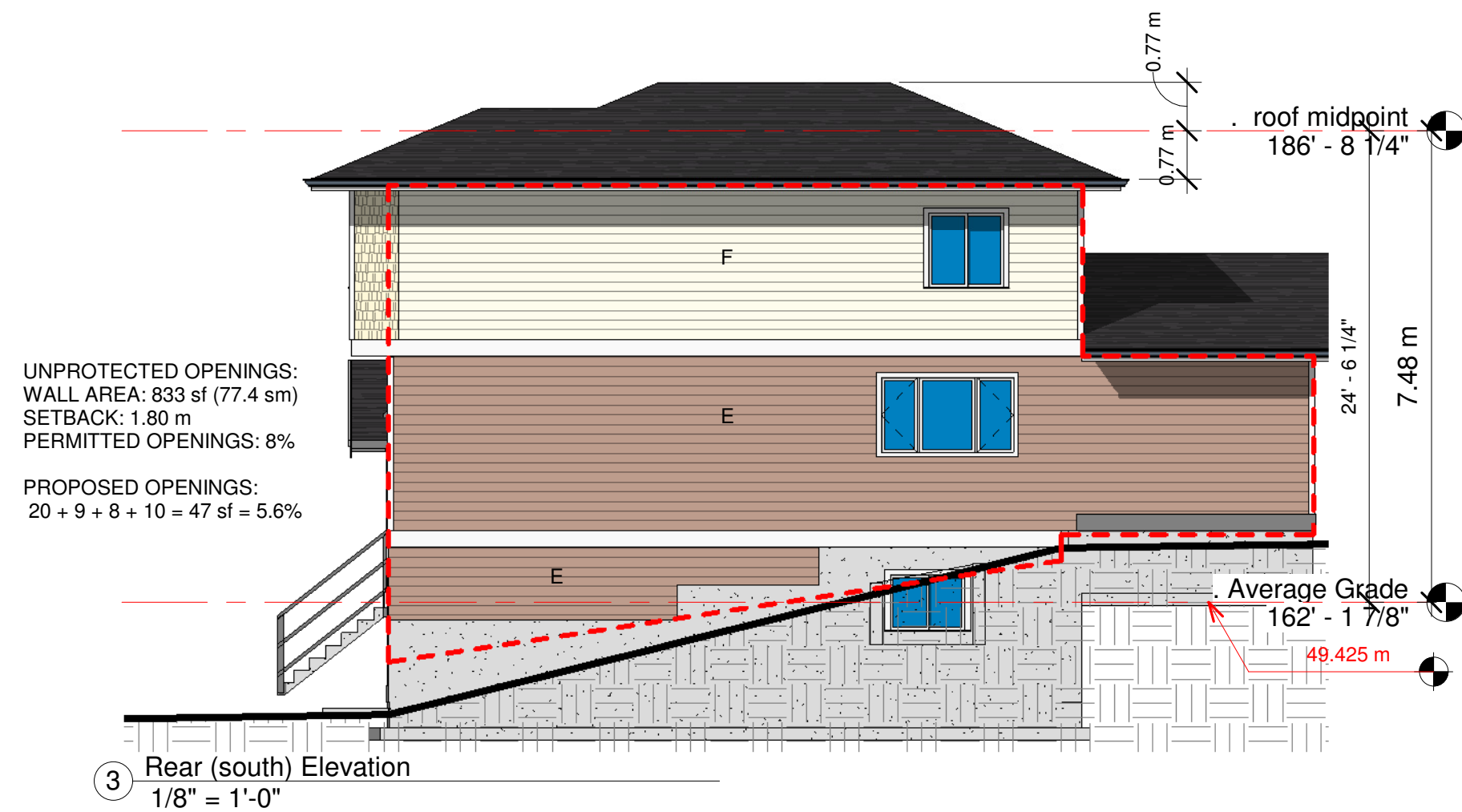
F - Hardieplank siding -
Second Flr Ext. Colour
G - Hardie Shingle Colour
Cloverdale Paint



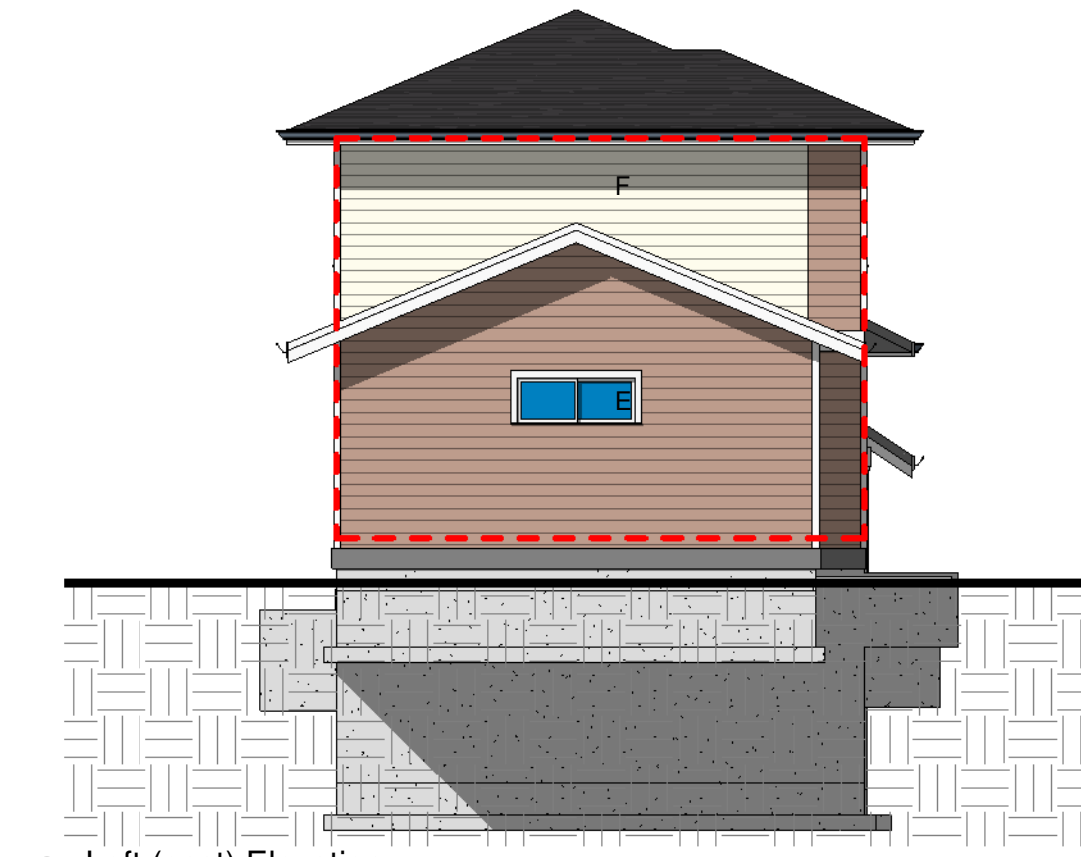
H -K2 Stone -
Rockford Limestone Veneer



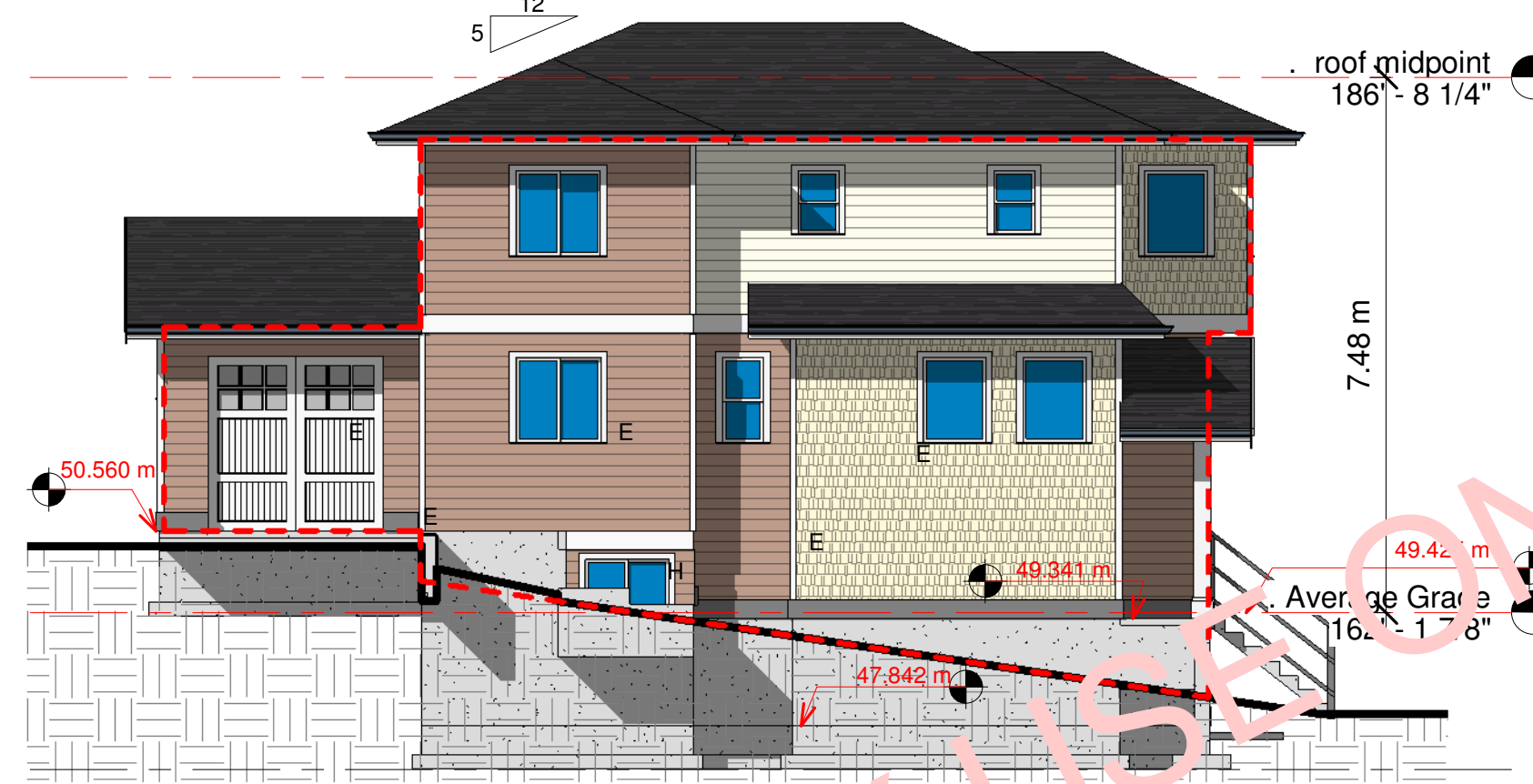
Trim Colour - White
Cloverdale Paint



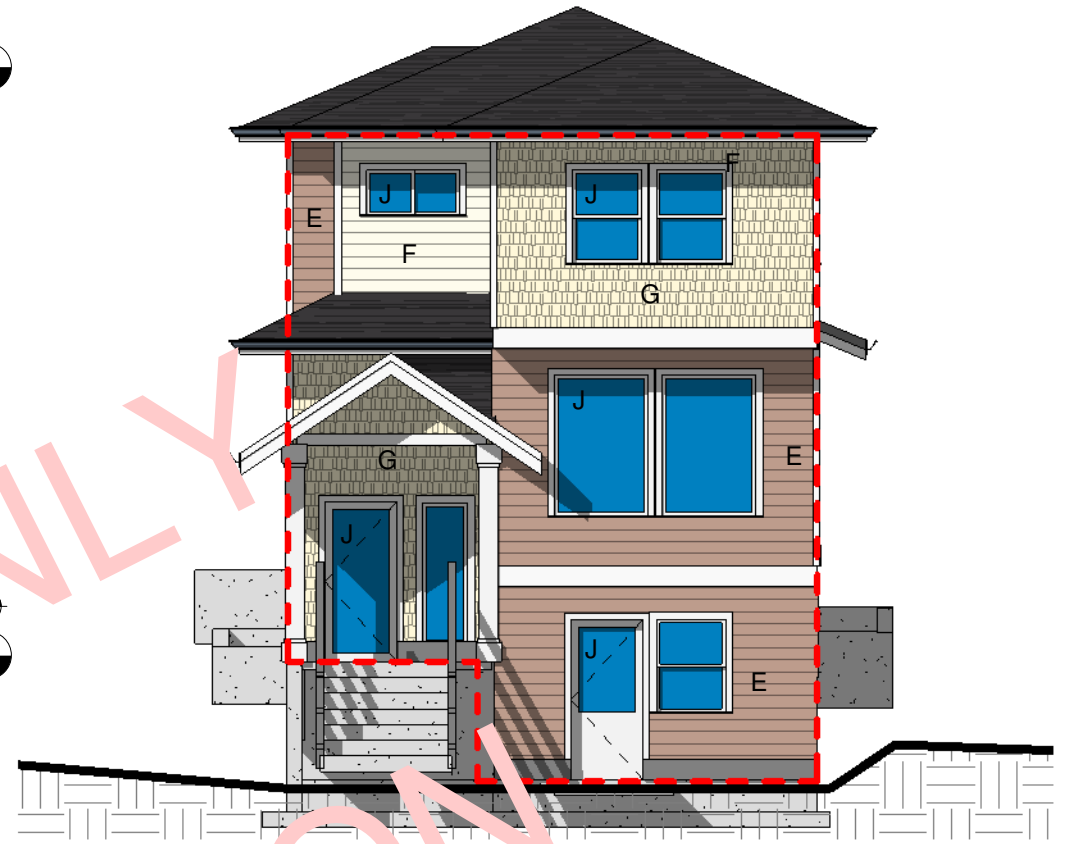
3 Rear (south) Elevation
1/8" = 1'-0"



4 Left (east) Elevation
1/8" = 1'-0"



1 Front (north) Elevation
1/8" = 1'-0"



2 Right (west) Elevation
1/8" = 1'-0"

PROJECT DATA LOT 3 :

ZONING: Proposed R1-XS, Central Saanich

SITE AREA: 3277 sf (304.4 sm)

SITE COVERAGE:
max 40% lot coverage = 1310.8 sf
proposed = 1059 sf = 32.3%

FLOOR AREAS:
may not exceed a floor area ratio of 0.50 = (1638 sf)
OR a gross floor area of 180 sm (1937.5 sf) whichever is less

Max Floor Area Ratio = 0.5 = 1638 sf

Proposed FLOOR AREAS:	
BSMT	749 sf
MAIN	749 sf
SCND	746 sf
TOTAL:	2244 sf *** VARIANCE REQUIRED

GAR	240 sf
Total with GAR	2484 sf = 0.76 FAR *** VARIANCE REQ

BUILDING HEIGHT: max permitted 8.0m (26.2')
FROM AV'G NAT GRADE 7.48 m (24.5')

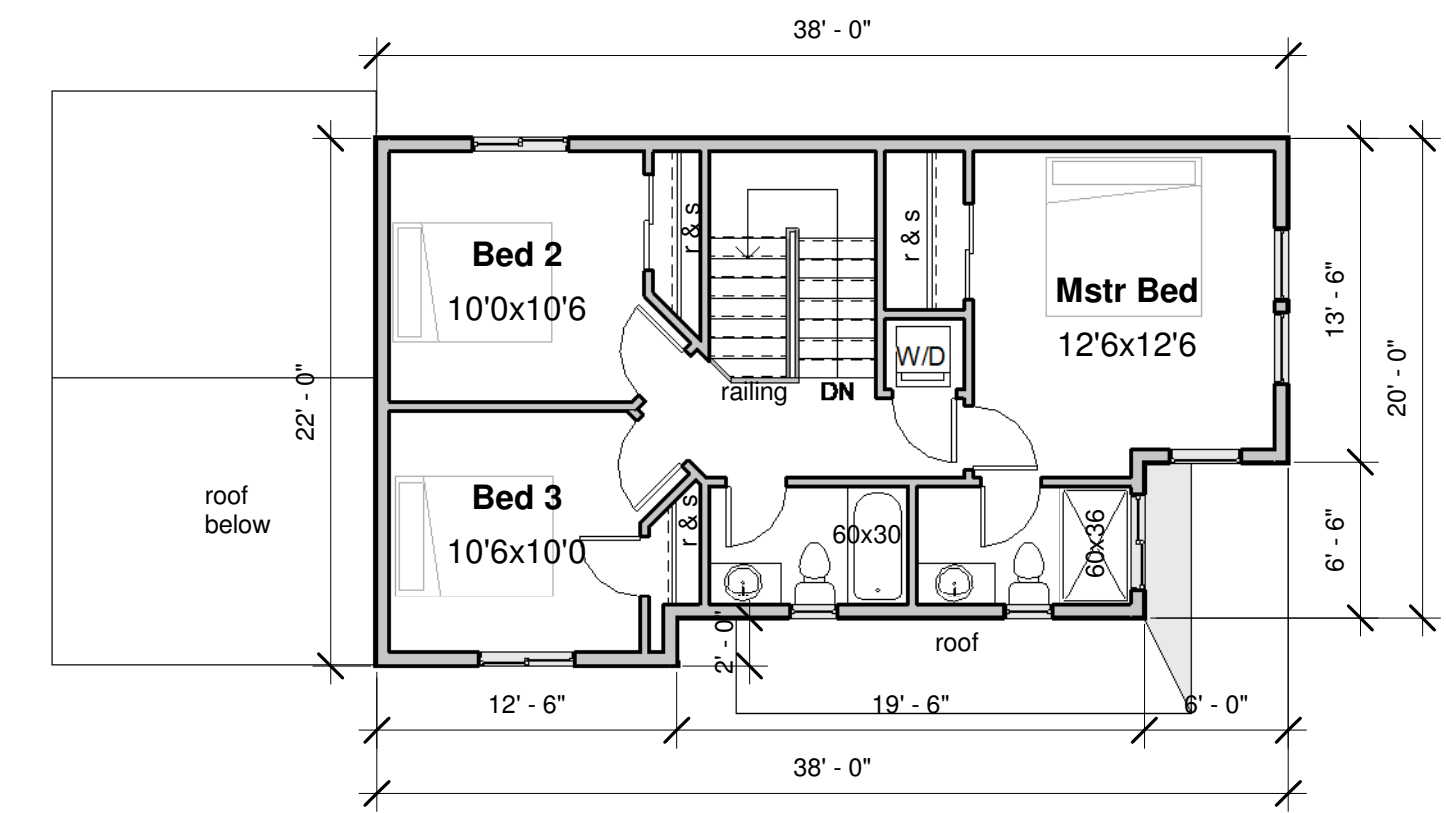


RON McNEIL, ASTTBC, BC, ASCT
1304 Lovers Lane,
Cobble Hill, BC V0R 1L6
Phone/Phax: 250.360.7307
info@mcneilbuildings.com

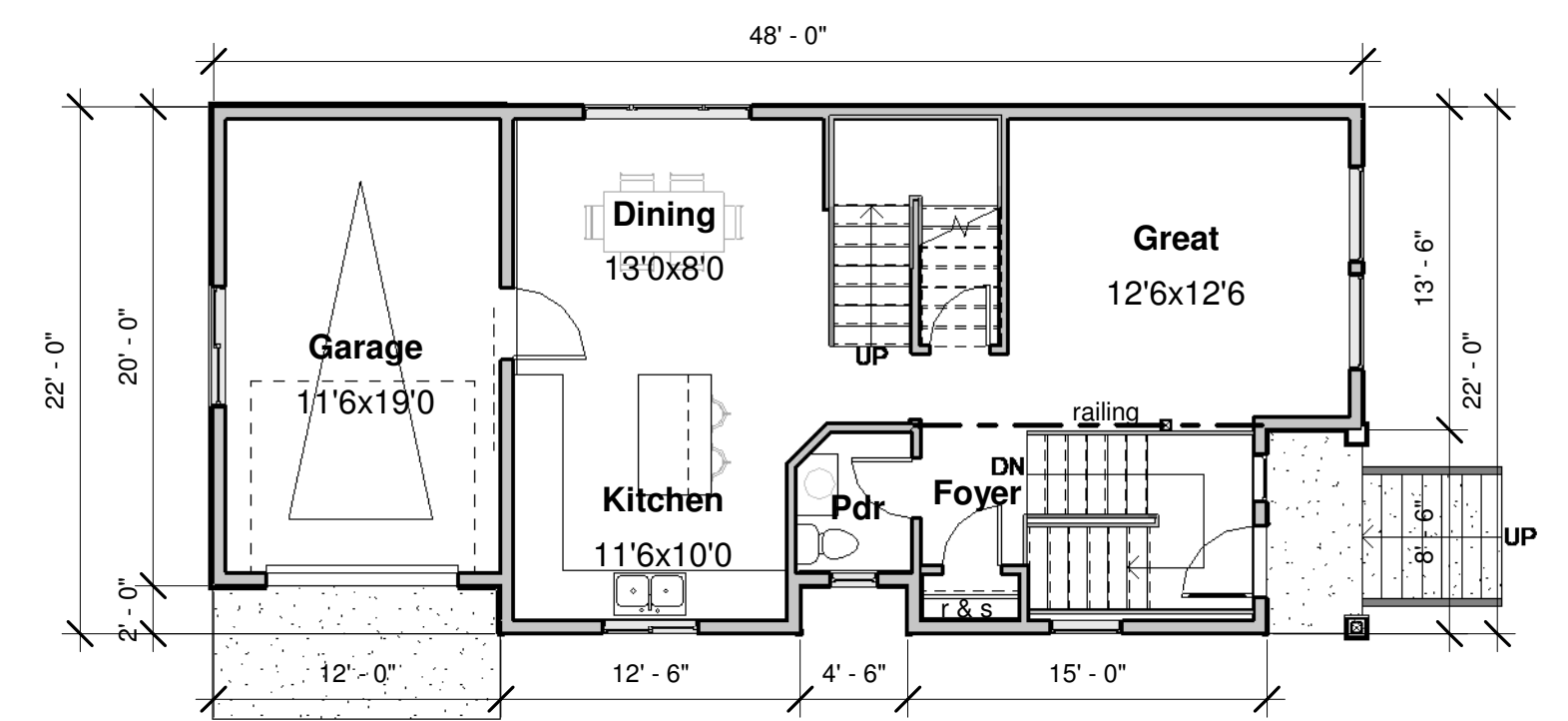
Proposed Residence for :

Sukhmeet & Puneet GREWAL
at: Lot 3, 6922 Saanich X Rd, C. Saanich, BC

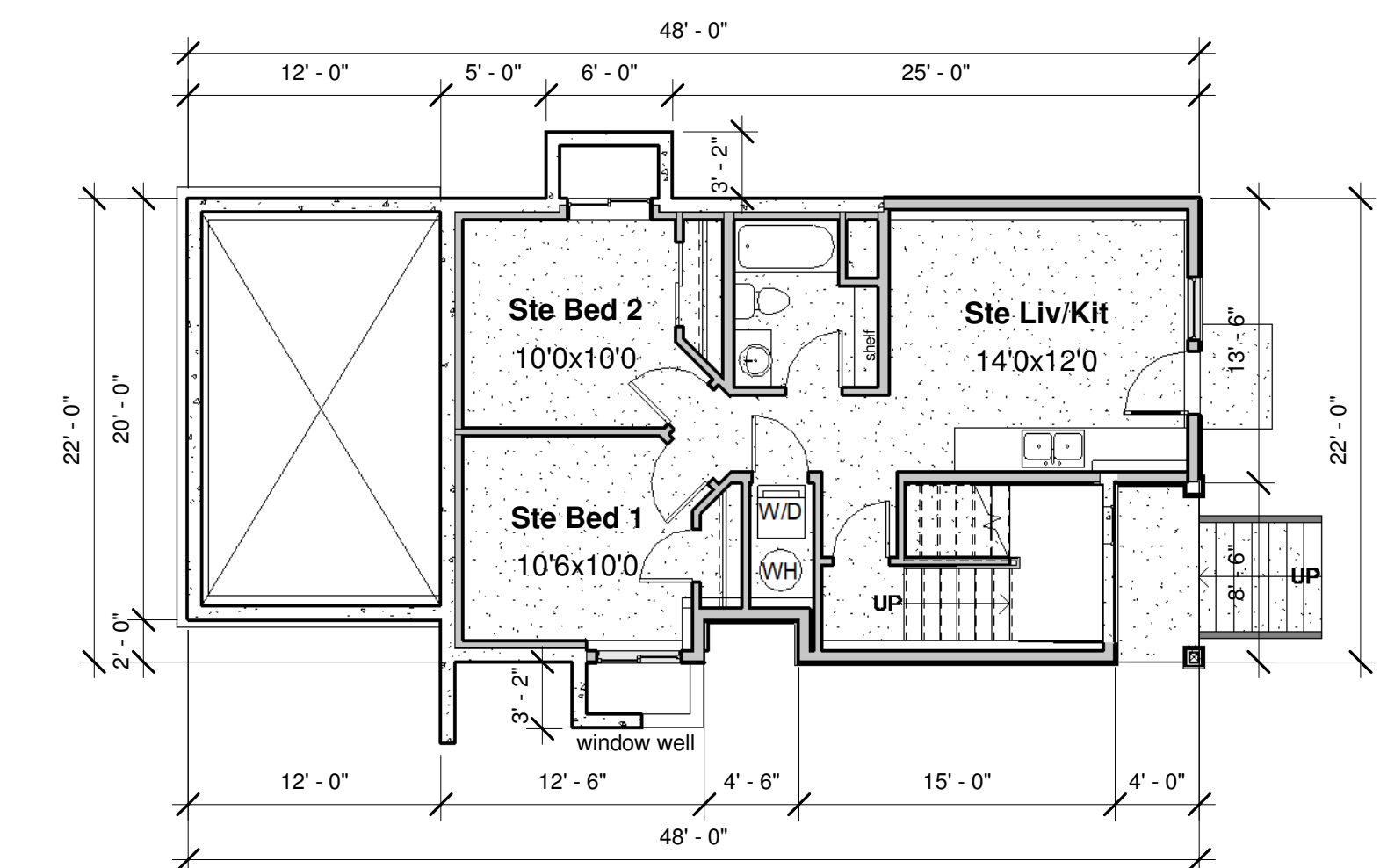
- A Fiber glass Laminated SHINGLES
- B Aluminum GUTTER - in black EX024
2x8 FASCIA Board
Vented Aluminum SOFFIT
- C 2x10 BARGE BOARD w/ 1x4 Shadow Line -
EX011 a Drop of Brown Cloverdale paint
- D 2x8 TRANSITION BOARD w/ Drip Cap
- E Horizontal HARDIEPLANK SIDING - in EX004
Grindstone - Cloverdale paint
- F Horizontal HARDIEPLANK SIDING - in EX002
Universal White - Cloverdale paint
- G HARDIESHINGLE SIDING (staggered edge) - in
EX002 Universal White - Cloverdale paint
- H K2 STONE w/ 2" CONC CAP - Rockford Limestone Veneer
- J 1x4 Door & Window TRIM - EX011 a Drop of Brown Cloverdale paint
- K 1x4 CORNER BOARD
- L 2x10 BELLY BAND w/ Drip Cap
- M Metal RAILING w/ Tempered Glass - Black
- N 6x6 Wood POST w/ 10x10
Decorative COLUMN with caps Finish



5 Second Floor. 746 sf
1/8" = 1'-0" 8'0 ceiling ht 6'8 head ht



6 Main Floor. 749 sf + 240 sf garage
1/8" = 1'-0" 9'0 ceiling ht 8'0 head ht








7 Basement Flr. 749 sf
1/8" = 1'-0" 8'0 ceiling ht 6'8 head ht

Install a conduit from laundry/mech to attic to facilitate
future solar capability via voltaic and/or hot water.

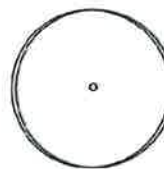
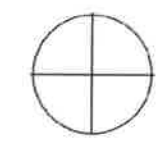


New dwelling will be required to meet
appropriate step code at time of building permit

P5









legend

-  lawn (proposed)
-  mulch (proposed)
-  concrete (proposed)
-  asphalt (proposed)
-  fence (proposed)

deciduous trees

-  2 (ht. 22' - sprd. 20') (avg. / dry soil moisture) (full sun)
-  2 (ht. 16' - sprd. 16') (avg. / dry soil moisture) (full sun)
-  2 (ht. 22' - sprd. 16') (avg. / dry soil moisture) (full sun)
-  15 (ht. 12' - sprd. 4') (avg. / dry soil moisture) (full sun)

shrubs

-  (8' sprd. - 8' ht.) (avg. / dry soil moisture) (full sun)
-  (6' sprd. - 6' ht.) (avg. / dry soil moisture) (full sun)
-  (5' sprd. - 5' ht.) (avg. / dry soil moisture) (full sun)
-  (4' sprd. - 5' ht.) (avg. / dry soil moisture) (full sun)
-  (3' sprd. - 3' ht.) (avg. / dry soil moisture) (full sun)
-  (2' sprd. - 2' ht.) (avg. / dry soil moisture) (full sun)
-  (2' sprd. - 2' ht.) (avg. / dry soil moisture) (full sun)
-  (1.5' sprd. - 1' ht.) (avg. / dry soil moisture) (full sun)



1 landscape plan
1:125



2 birds eye perspective
1:15



3 first person perspective
1:15

notes

This drawing is copyright of Red Door Landscape Services, and shall not be reproduced, revised, transmitted and / or utilized by any third party outside of the Owner without written permission from Red Door Landscape Services

Do not scale drawings

This drawing shall not be used for construction purposes unless it has been properly signed and sealed by Red Door Landscape Services and noted as "Issued for Construction"

Any reference made to the location of existing and proposed utility installations is conceptual in nature. The Contractor shall verify the location of existing and proposed utilities and report any discrepancies and conflicts affecting proposed works

The Contractor shall comply with all applicable federal, provincial and municipal laws, regulations, guidelines and by laws in the execution of the work. In particular, the Contractor shall conform to all requirements stipulated in the current edition of the Canadian Standards for Nursery Stock. Any conflicts should be reported to the Landscape Designer.

red door .ca
landscape services

630 Pembroke St. Victoria BC V8T 1V5 P: (250) 217-9920 F: (250) 217-9920 W: red-door.ca

number	revision	date	by	approved
		09.15.23		

Issued For Review

6922 Saanich Cross Road
Central Saanich, B.C.

RECEIVED
OCT 1 2023
The Corporation of the District of Central Saanich Planning Department

landscape plan

checked: djh
date: djh
scale: as shown

approved: djh
project number: [blank]
sheet: L.1